



Temple Grange, Werrington PE4 5DW

£250,000



*** IDEAL 1ST TIME BUY*** " Located in a cul de sac location in Werrington, this 3 bedroom semi detached home is beautifully presented throughout. Featuring a driveway leading to the garage, an entrance, WC, living room, kitchen/diner, 3 bedrooms, modern bathroom and a rear garden. Viewings highly recommended to appreciate the space and condition! Council Tax Band - B / EPC Energy Rating - C "

ENTRANCE

2' 9" x 4' 0" (0.84m x 1.22m) (approx) Door to front.

W/C

2' 9" x 5' 9" (0.84m x 1.75m) (approx) Low level W/C, wash hand basin and radiator. Window to front.

LIVING ROOM

9' 1" (min) (2.77m) 13' 5" (max) x 15' 1" (max) (4.09m x 4.60m) 8' 3" (min) (2.51m) (approx) Window to front and side, radiator and stairs to first floor.

KITCHEN / DINER

15' 1" x 8' 7" (4.60m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for freestanding fridge / freezer, space for cooker, integrated dishwasher, space for washing machine and wall mounted boiler. French doors to rear and window to rear.

FIRST FLOOR

Window to side, airing cupboard and access to loft.

BEDROOM ONE

13' 0" (max) (3.96m) 10' 5" (min) x 8' 8" (max) (3.17m x 2.64m) (approx) Window to front and radiator.

BEDROOM TWO

8' 8" (max) (2.64m) 8' 4" (min) x 9' 4" (2.54m x 2.84m) (approx) Window to rear and radiator.

BEDROOM THREE

6' 2" (min) (1.88m) 6' 9" (max) x 6' 2" (2.06m x 1.88m) (approx) Window to front and radiator.

BATHROOM

5' 6" x 6' 5" (1.68m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

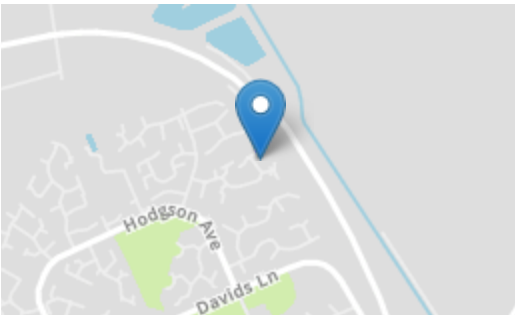
GARAGE

OUTSIDE

To the side of the property there is a driveway leading to the garage.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

